Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210500163

WARRANTY DEED

Karen Johnson Davidson County
Batch# 659675 **DEEDWARR**
06/18/2021 10:45:45 AM 2 pgs
Fees: $13.00 Taxes: $11,100.00

20210618-0082487

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$3,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 16th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Patrick Manning and April Dianne Manning, Trustees of the LMNO Trust, dated June 3, 2021 105 Norfleet Drive Nashville, TN 37220	**SAME**	**145-12-0-025.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

S. Brett Beavers and Elizabeth G. Beavers, Trustees, Beavers Family Revocable Living Trust Agreement, dated February 4, 2015

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Patrick Manning and April Dianne Manning, Trustees of the LMNO Trust, dated June 3, 2021

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, Being Lot No. 15 on the Plan of Lakeview Manor, of record in Plat Book 2133, pages 39 through 41, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to S. Brett Beavers and Elizabeth G. Beavers, Trustees, Beavers Family Revocable Living Trust Agreement dated February 4, 2015, by Quitclaim Deed from S. Brett Beavers and wife, Elizabeth G. Beavers, dated 2/4/2015 and recorded 2/19/2015 in Instrument No. 20150219-0014238; and being the same property previously conveyed to S. Brett Beavers and wife, Elizabeth G. Beavers, by Warranty Deed from Annie Roboff, a single person, dated 7/31/2009 and recorded 8/3/2009 in Instrument No. 20090803-0072457, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **105 Norfleet Drive, Nashville, TN 37220**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of June, 2021.

S. Brett Beavers and Elizabeth G. Beavers, Trustees, Beavers Family Revocable Living Trust Agreement, dated February 4, 2015

BY:_____
S. Brett Beavers, Trustee

BY:_____
Elizabeth G. Beavers, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared S. Brett Beavers and Elizabeth G. Beavers with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees of Beavers Family Revocable Living Trust Agreement, dated February 4, 2015 of the within named bargainors, and Trust, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said S. Brett Beavers and Elizabeth G. Beavers as such Trustees.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of June, 2021.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022